

City Council  
Atlanta, Georgia

**01- 0 -1097**

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-01-40  
Date filed: 6-12-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at 563 Memorial Drive, SE be changed from the C-2 (Commercial Service) District to the PD-MU (Planned Development-Mixed Use) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 44 of the 14 District of Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapter 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

## Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE 14<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 1, BLOCK 4, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FIVE EIGHTH REINFORCING BAR SET AT THE INTERSECTION POINT OF THE EASTERN RIGHT OF WAY LINE OF PARK AVENUE (70' R.O.W.) AND THE SOUTHERN RIGHT OF WAY LINE OF MEMORIAL DRIVE AKA S.R. 154 (R.O.W. VARIES) GO;

THENCE South 89 degrees 13 minutes 50 seconds East along Memorial Drive AKA S.R. 154 (R.O.W. varies) for a distance of 68.77 feet to a five eighth inch reinforcing bar set; thence South 89 degrees 13 minutes 50 seconds East a distance of 130.86 feet to an iron pin found;

THENCE leaving said Memorial Drive AKA S.R. 154 South 01 degrees 04 minutes 15 seconds West along Tract 2 for a distance of 200 feet to a five eighth inch reinforcing bar set;

THENCE North 89 degrees 13 minutes 50 seconds West along an undeveloped alley to an iron pin set on the Eastern Right of Way line of Park Avenue (70' R.O.W.) a distance of 199.63 feet;

THENCE North 01 degrees 04 minutes 15 seconds East along the easterly right of way line of Park Avenue (70' R.O.W.) for a distance of 200 feet to the Point of Beginning;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 39,924 square feet or .9165 acre.

